

An aerial photograph of a two-story red brick house with a gabled roof and white window frames. The house is surrounded by a large green lawn with a trampoline on the left side. A brick wall with a gate separates the garden from the street. In the background, there are other houses and trees on a hillside.

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IVYDEANE HOUSE

145 Hewlett Road, Cheltenham, GL52 6TS



# IVYDEANE HOUSE

145 HEWLETT ROAD, CHELTENHAM, GL52 6TS

*A classic and imposing true detached family home located in this leafy central position offering a three-bedroom apartment, lovely gardens, garage and parking.*

## *Ground Floor:*

- Drawing Room • Sitting Room • Dining Room
- Kitchen/Breakfast Room • Playroom • Cloakroom

## *First Floor:*

- Master Suite with Dressing Room & En Suite
- Bedroom with en suite • Three further Bedrooms
- Family bathroom

## *Second Floor:*

- Bedroom with En Suite • A Further Double Bedroom • Loft storage

## *Lower Ground Floor:*

- A Self Contained Apartment with own entrance
- Three Bedrooms • Bathroom • Kitchen/Breakfast Room • Reception Room • Laundry Room

## *Outside:*

- Gardens, pond and patio • Garage
- Off Road Parking for four cars

## DESCRIPTION

A home of elegance and balance superbly located on the corner of Eldon Road and Hewlett Road, a leafy and lovely pocket of Cheltenham, just a ten-minute walk from the centre. The property is a wonderful blend of late Victorian grandeur with a modern day finish and the current owners have taken great care to retain the very special original features, whilst making Ivydene House the most beautiful and inviting home through their careful restoration and planning of the accommodation.



Spanning 4395 Sq Ft of accommodation, houses of this size are rare, affording wonderful living and bedroom space that has been cleverly designed to offer a mix of formal and informal areas. Whilst an undeniably spacious home, the interior planning of the layout has resulted in a classic family home with a three-bedroom apartment on the lower ground floor which is separately accessed. It provides an excellent business opportunity, particularly as an Air B&B as the current owners have successfully run it for many years, and is also ideal for those looking for an independent space for a live in relative or au pair. The original staircase connecting the two floors is still in situ and as such, offers overflow space to the main house and access to the large laundry room.

The primary entrance on the ground floor is through the original vestibule and private door with its stain glass window and classic tiling, this opens to a beautiful reception hall, also with the original Victorian tiles, which is central to the accommodation on this level. This part of the floor has been designed to showcase beautiful reception rooms kept in traditional style with a room for every family need. The formal drawing room is positioned to the side, with elegant high ceilings, a log burning fire in addition to a bay window with window seat. Adjacent is a snug with French doors opening to an outside terrace, this would also make an excellent playroom or study. To the other side of the hallway, the reception space has been carefully considered to be separate rooms yet each one interlinking, creating a wonderful area that is as much for family life as it is for entertaining. The informal sitting room, with a lovely fireplace, has French doors opening to the decked terrace and gardens. From here, sliding doors open to the dining room which in turn introduces the kitchen. This is undeniably the hub of the house, with an excellent range of modern units, integrated appliances and a breakfast bar. A cloakroom and utility room complete the accommodation on this floor.

Of worthy note, there is a large laundry room on the lower ground floor.

The distinct period staircase rises to the five bedrooms on the first floor. The principal bedroom suite is lovely, with a walk in wardrobe and luxury en suite bathroom. There is a guest bedroom with en suite, two further bedrooms, a family bathroom and a cot room that is used as a study.









On the second floor, there are two double bedrooms, one with an en suite shower room and ample loft storage.

#### OUTSIDE

Occupying an imposing position, Ivydene House is a grand and prominent home that is stately to the neighbouring architecture. The sunny gardens surround the house and offer several areas to sit with a decked terrace accessed from the sitting room which is central to the garden layout. Designed to be minimalist, it is a seamless extension to the inside interiors with well stocked boarders and mature hedging to frame the plot. Easy to maintain, the grounds are a green oasis for town living and has the benefit of ample parking and a garage accessed from Hewlett Road behind gates with pedestrian access from, Eldon Road.

#### SITUATION

Much of the attraction of Hewlett Road is due to its location, a lovely address edging the leafy area of Pittville which is widely known for its iconic park and boating lake including one of the finest urban play parks in the country. The road itself has a lovely feel and on your doorstep, is a collection of shops, including a coffee shop, juice bar, a well-stocked convenience store and an independent Italian restaurant. Also, within striking distance is John Lewis department store and Cheltenham's fashionable shopping districts Montpellier and Promenade. A cultural town, Cheltenham plays host to several highly acclaimed festivals including Jazz, Food, Literature and The Gold Cup held within the prestigious racecourse, only a short walk. The town is also known for its excellent schools to include The Cheltenham Ladies' College, Cheltenham College, Berkhamstead and various exceptional state primary schools all within walking distance from Ivy Deane House. Communication links are easy with access to the M5 Motorway and main line train station with lines to major cities.

#### LOCAL AUTHORITY

Cheltenham Borough Council (01242) 262626

#### SERVICES

All mains services are connected



HEWLETT ROAD, GL52

Approx. gross internal area  
4395 Sq Ft. / 408.3 Sq M.



All measurements are approximate and for guidance and illustrative purposes only.  
Photography and Floor Plans by www.thedowlingco.com - +44 7793 974 209



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